

### CONDITIONAL USE PERMIT AREA

#### NOTES:

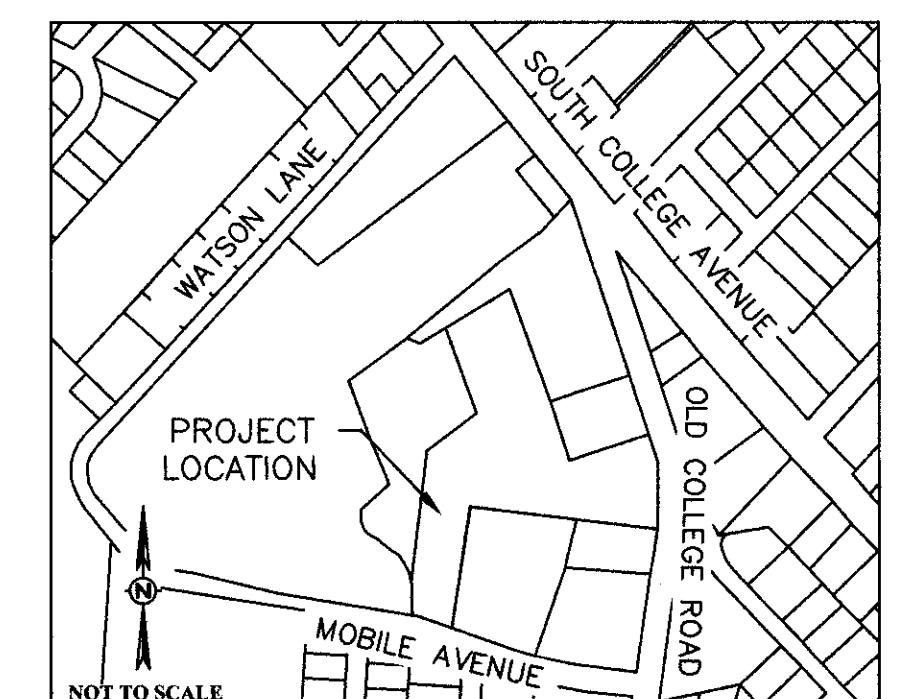
1. CONDITIONAL USE PERMIT TO ALLOW DETACHED DWELLING UNITS IN SOUTH COLLEGE BUSINESS DISTRICT (SC-B).
2. ALL LOT SIZES TO BE IN ACCORDANCE WITH SF-5
3. BUILDING SETBACKS PER SC-B ZONING

#### LEGEND

	R.O.W. DEDICATION AREA
	CONDITIONAL USE AREA
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPERTY SETBACK
	PROPERTY LOT LINES
	PROPOSED BACK OF CURB
	PROPOSED END OF PAVEMENT
	PROPOSED R.O.W.
	ZONING BOUNDARY LINE
	PROPOSED SIDEWALK

LINE #	LENGTH	DIRECTION
L1	21.58'	N15° 23' 51.01"W
L2	28.51'	N3° 30' 37.16"E
L3	35.31'	N4° 03' 36.79"W
L4	18.78'	N15° 47' 39.80"W
L5	43.89'	S12° 18' 09.89"W

### VICINITY MAP



### CONDITIONAL USE SITE PLAN

#### NORTH CAMPUS SUBDIVISION BRYAN, TEXAS

FEBRUARY 2015

SCALE: 1"=40'

OWNER/DEVELOPER:  
BORN FIRE ACQUISITIONS, LLC  
4400 OLD COLLEGE ROAD  
BRYAN, TEXAS 77801

ENGINEER:  
Schultz Engineering, LLC  
2730 LONGWIRE DR., SUITE A  
COLLEGE STATION, TEXAS 77845  
979.754.3900